

August 1, 2007 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

07AN0367

E. C. Builders, LLC

Midlothian Magisterial District
8621 Trent Road

REQUEST: A twenty (20) foot Variance to the 100 foot lot width requirement in a Residential (R-15) District.

RECOMMENDATION

Recommend approval of this request for the following reasons:

- A. The strict application of the Zoning Ordinance would produce an undue hardship.
- B. This Variance request is unique and is not shared generally by other properties in the immediate area.
- C. Variance will not impair or change the character of this residential district.
- D. No other practical alternative exists to this request.

GENERAL INFORMATION

Location:

Property is known as 8621 Trent Road. Tax ID 756-713-7032 (Sheet 7).

Existing Zoning:

R-15

Size:

0.4 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - R-15; Residential and vacant

South - R-15; Residential

East - R-15; Residential

West - R-15; Residential

Utilities:

Both public water and sewer lines are available on Trent Road, immediately adjacent to the request site. Connection to the public systems for a new structure is required by County Code.

General Plan:

(Northern Area Land Use)

Residential

(1.51 to 4.0 units per acre)

DISCUSSION

The applicant has indicated the subject property is eighty (80) feet wide. The Zoning Ordinance requires a lot to be 100 feet in width; therefore the applicant requests a twenty (20) foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

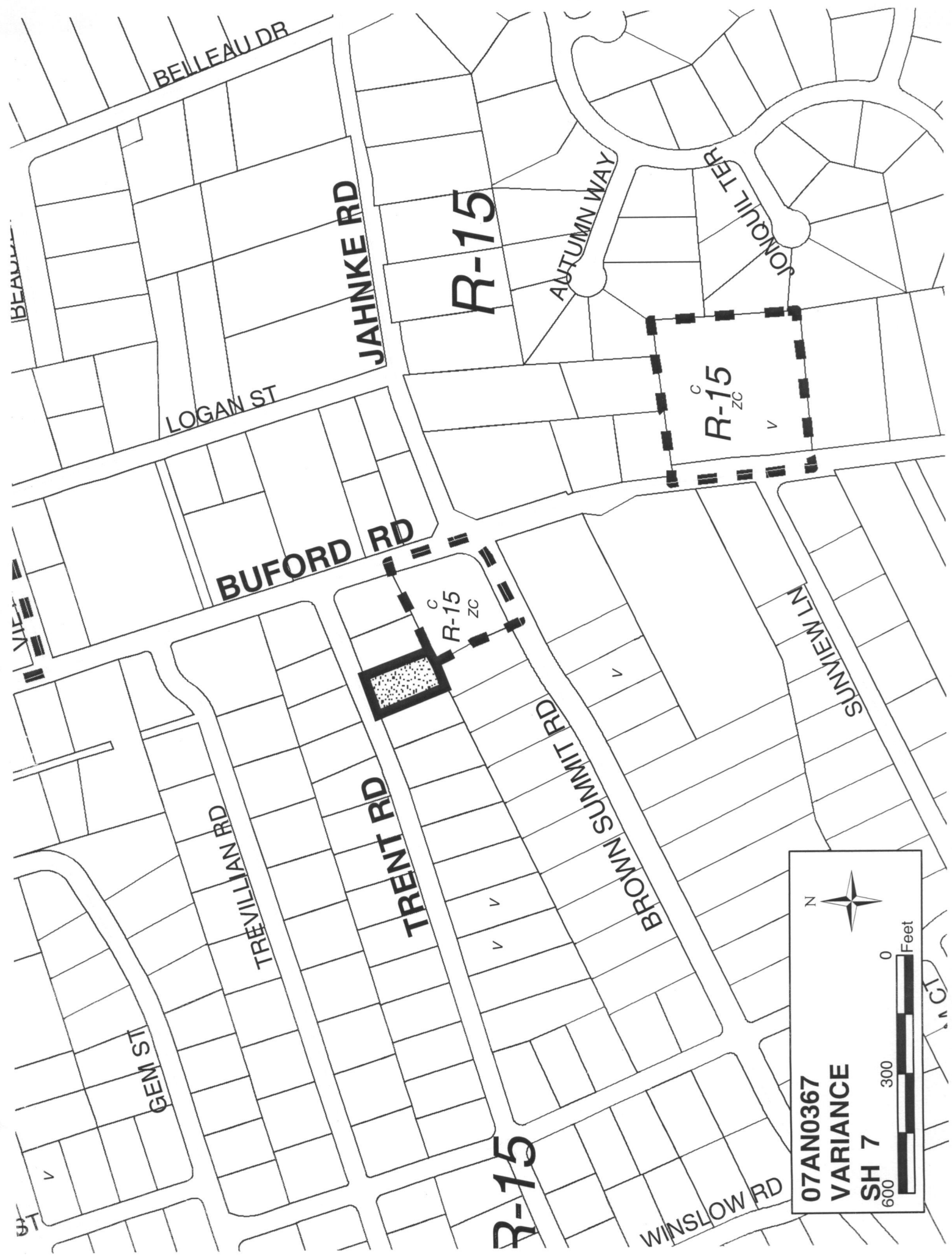
The subject property is currently unimproved. The applicant would like to construct a single family dwelling on the subject property. All of the Residential (R-15) Zoning requirements will be followed pertaining to setbacks. The proposed dwelling is forty-one (41) feet wide so the lot width will not be a problem. Also, the Variance will enable the property to be used as it was originally intended to be developed.

Staff notes that the County records indicate that the subject property is located in the Chatham Subdivision which was recorded in October of 1959 and consists of 0.4 acre. The subject property is owned by Leigh C. Perry who purchased it December 20, 1993.

The County records also indicate the subject property was 100 feet in width when the Chatham Subdivision was recorded. In 1991 twenty (20) feet was split from the property, leaving the subject property with an eighty (80) foot lot width. Because of this division of land the applicant must comply with the plat validation process.

Staff believes this request meets the test for Variances as stated in the Zoning Ordinance (Section 19-21). Also, staff believes that because of the exceptional narrowness of the property a literal enforcement of the County requirements will result in an unnecessary hardship that would effectively prohibit or unreasonably restrict the use of the property. Staff believes this is clearly a demonstrable hardship and not a special privilege or convenience. Therefore, staff recommends that this request be approved.

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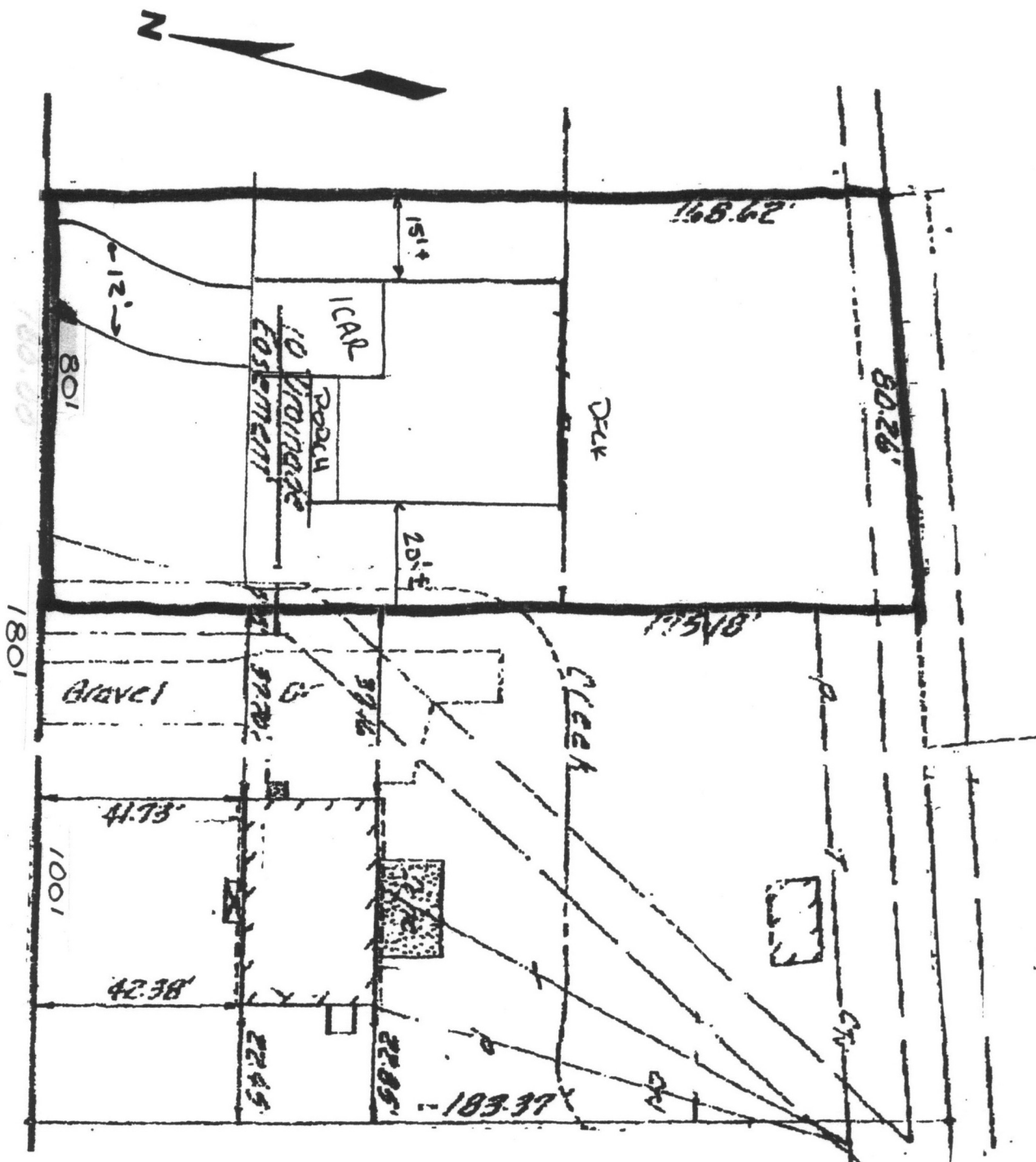


07AN0367
VARIANCE
SH 7
600 300 0 Feet

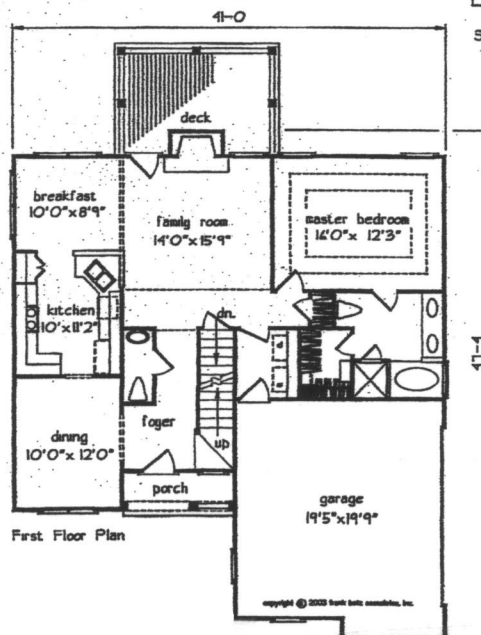
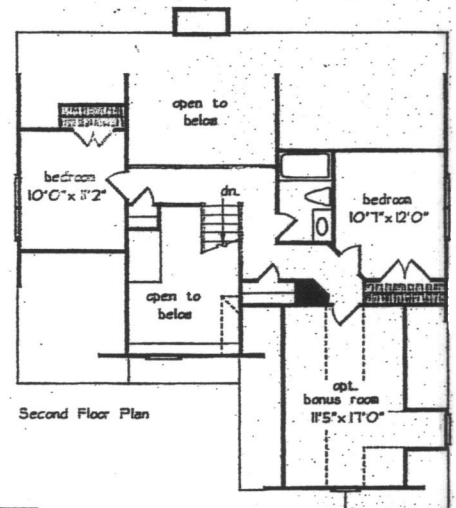
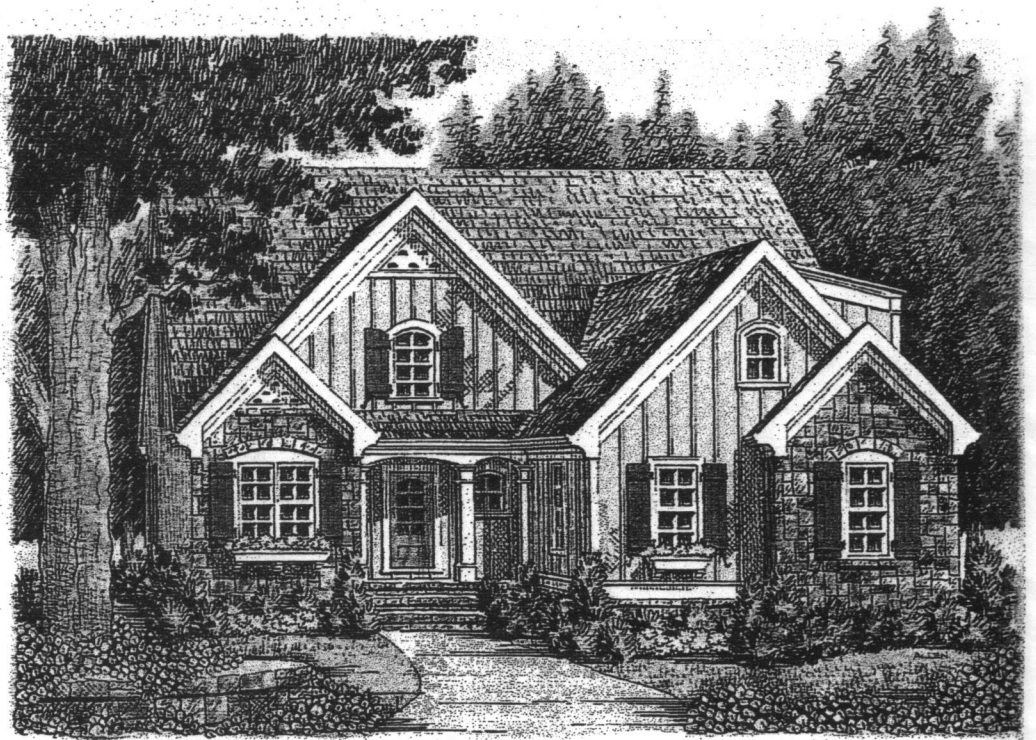
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TRENT ROAD



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1st Floor	1118 sq. ft.
2nd Floor	475 sq. ft.
Total	1593 sq. ft.
Opt. Bonus Room	223 sq. ft.

Overall Dimensions
41'-0" x 47'-4"

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